

745 N Rose Mofford Way
Globe Arizona 85501
(928)402-4224
FAX (928)425-0829



608 N. Highway 260
Payson, Arizona 85541
(928)474-9276
FAX (928)474-0802

GILA COUNTY COMMUNITY DEVELOPMENT

ATTENTION GILA COUNTY PERMIT APPLICANTS

RESIDENTIAL PROJECTS WITH ONSITE WASTEWATER SYSTEMS

According to ADEQ rules* currently in effect:

ANY ROOM IN A RESIDENTIAL DWELLING UNIT THAT MEETS THE FOLLOWING CRITERIA WILL BE CONSIDERED A BEDROOM AND WILL BE INCLUDED IN THE DESIGN FLOW FOR AN ON SITE WASTEWATER TREATMENT SYSTEM regardless of the room's identified use (bedroom, den, office, exercise room, etc).

- a. A floor space of at least 70 square feet in area, excluding closets;
- b. A ceiling height of at least 7 feet;
- c. Electrical service and ventilation;
- d. A closet or an area where a closet could be constructed;
- e. At least one window capable of being opened and used for emergency egress; and
- f. A method of entry and exit to the room that allows the room to be considered distinct from other rooms in the dwelling and to afford a level of privacy customarily expected for such a room.

*Arizona Administrative Code R18-9-101.8
Revised 2-9/10/13

Wastewater Bedroom Definition additional information April 28, 2015

EMERGENCY ESCAPE: (R310, R311.2, Gila Co. Amendment)

- Basements with habitable space and every sleeping room shall have at least one openable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue opening shall be required in each sleeping room, but shall not be required in adjoining areas of the basement.
 - Sill height measured from the finished floor to the bottom of the clear opening of not more than 44 inches above the floor.
 - Minimum net clear opening height of 24 inches.
 - Minimum net clear opening width of 20 inches.
 - Shall be operational from the inside without the use of tools or keys.
 - Minimum net clear opening of 5.7 square feet.
- **Exception:** Grade floor openings shall have a net clear opening of 5 square feet.
- All egress doors shall be readily openable from the side from which egress is to be made without the use of a key or special knowledge or effort.
- Escape windows under decks and porches provided the location of the deck allows the emergency escape window to be fully opened and provides a relatively level and unobstructed path not less than 36 inches in height by 36 inches in width for a maximum distance of 8 feet to a yard or court.

VENTILATION:

In March of 1987 Gila County adopted the 1985 Uniform Building Code (UBC). This code required that heating from a single central point such as a fireplace or pellet stove, was permissible. There was no requirement for ventilation ducts in any adjoining room including bedrooms.

Prior to March of 1987 all building permit applications were mailed to Gila County, no Gila County building code was in force, no plan review was conducted and no construction inspections were performed.

In 2007 Gila County adopted the 2003 International Residential Code (IRC). This code required that there be a source of heat that could consistently maintain a temperature of 68 degrees in all rooms. Central heating with forced air ducts with registers in each room is the most common means of fulfilling this requirement. A central source such as a pellet stove equipped with an automatic feed and thermostat capable of providing a consistent 68 degree heat source overnight would also be acceptable.

Based on the above information the following general assumptions relating to the ventilation requirement in the wastewater bedroom definition can be made for homes constructed in the following timeframes:

- Before March 1987 no ventilation requirements existed and are therefore overlooked.
- Between March 1987 and 2007 ventilation was defined according to the 1985 UBC as stated above.
- Beginning in 2007 ventilation is defined as according to the 2003 IRC as stated above.

AFFORDING A LEVEL OF PRIVACY:

Spaces that **may be** exempted from the bedroom definition are:

- Rooms that open into a garage.
- Rooms that provide the only method of access to another room.
- Lofts if they have no egress windows or provide access to decks or other rooms.

An "open to below" loft is **considered** to afford a level of privacy customarily expected for a loft.